

The Wethersfield Historic District Commission held a Public Hearing on July 22, 2008 in the Banquet Room at the Pitkin Community Center, 30 Greenfield Street, Wethersfield, Connecticut.

Members Present: Eric Hart, Vice Chairperson
John Maycock, Clerk
Gary McLeod
Susan O'Brien (Arrived at 7:38)
Bette Botticello, Alternate (Arrived at 7:38)
Mike Rell, Alternate

Members Absent: Robert Garrey, Chairperson
Mark Raymond, Alternate

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Hart called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Hartford Courant* on July 11, 2008.

APPLICATION NO. 3615-08. Roger's Sash and Door Co. seeking to install wood clad replacement window sash kits at 6 Fernwood Street.

Joe Mielcarek Jr. of 385 Stamm Road, Newington appeared before the commission.

Mr. Mielcarek Jr. explained to the commission that he will be removing the existing vinyl windows, installing a wood sash that is aluminum clad on the outside, and the new windows will be set inside of the existing window unit. The new windows will have a raised simulated divided light with a 6/1 light pattern. The center bay window will remain as it is.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3616-08. Roseann Gorski seeking to remove two (2) story enclosed porch at rear of property and replace with two (2) story deck and replace gutters at 43-45 Main Street.

Mrs. Gorski's contractor was not present at this hearing.

Commissioner Hart suggested the application be heard later in the meeting should the contractor show up.

APPLICATION NO. 3617-08. THD At Home Services seeking to replace patio door at 4 Spring Street.

Aaron Alibrio of 345A Greenwood Street, Worcester, MA appeared before the commission.

The current patio door will be replaced with an Andersen French wood gliding patio door with single pane glass. The interior is wood and the exterior is vinyl. Mr. Alibrio explained that the owner wanted the exterior of the door to be maintenance free. The color of the replacement door will be Terra tone.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3618-08. THD At Home Services seeking to install replacement windows at 58 Church Street.

Aaron Alibrio of 345A Greenwood Street, Worcester, MA appeared before the commission. Mr. Alibrio informed the commission that he would like to replace three (3) windows; two (2) are paired in the kitchen and are casement windows and one is a basement window. Currently the casement windows do not match the other windows on the house. Mr. Alibrio is looking make all of the windows on the house match.

The current wood basement window will be replaced with a vinyl Simonton single vent slide window.

Te remaining two (2) windows will be replaced with vinyl Simonton windows.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3619-08. Amendment to Application #3593-08. Sebastian Bazzano seeking to re-open existing front porch and install vinyl cedar shakes (color Cameo) in the peak and front porch at 11 Fernwood Street.

Sebastian Bazzano of 11 Fernwood Street appeared before the commission.

Mr. Bazzano informed the commission that his currently enclosed porch was once an open porch. The current windows are inoperable and he stated that he would like to bring the porch back to its original open style. He feels that it would also be a more cost-effective option to re-open the porch as opposed to repairing it as it is.

The house was previously approved by this commission to be rewrapped in vinyl. Mr. Bazzano states that he would like to use a cedar shake by Mastic in the color cameo for the peak of the house and the porch as well as rewapping the house in vinyl.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Lee Standish of 278 Hartford Avenue spoke in support of the application.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed

APPLICATION NO. 3620-08. Amendment to Application #3611-08. Christine Zigmund seeking to change the stipulation that the vinyl siding shall have an 8" reveal to a double 4" reveal at 188 Middletown Avenue.

Christine Zigmund of 188 Middletown Avenue and Bill Rhoades of 122 Opal Drive, Glastonbury appeared before the commission.

Ms. Zigmund stated to the commission that she wanted to use the double 4" reveal instead of the 8" reveal as she was told that the 8" reveal tends to buckle when added to an existing surface and that the double 4" reveal hides imperfections more easily than does the 8" reveal. She also stated that the 8" reveal only comes in the color white and she would like to use almond to match the rest of her house. Ms. Zigmund explained to the commission that the double 4" reveal was available the year that she house was built; however, the 8" reveal was used based on the builder's preference. She stated, too, that all of her neighbors have used the double 4" reveal.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 3602-08. Coccoimo Brothers Associates, LLC and/or CP Equity Holding LLC seeking to 1) perform alterations to each of the existing buildings or structures located at 249-263 Main Street; 2) to renovate, preserve, and/or restore the two "Comstock Ferre" buildings and/or structures that are located in the vicinity of the site's eastern boundary with Main Street and denoted on the proposed site plan as buildings number 1 and 2; 3) demolish, remove, and/or raze the existing building, structure, and/or barn located in the vicinity of the northwest corner of the site and denoted on the proposed site plan as building number 3; 4) construct a building or structure in place of the demolished, removed, and/or razed building, structure, and/or barn as denoted on the proposed site plan as building number 3; 5) construct a new building and/or structure in the vicinity of the southwest corner of the site in the area of its boundary with Church Street and denoted on the proposed site plan as building number 4; 6) convert the property to a mixed use retail, office, and residential complex; 7) install signage, lighting, landscaping, parking, fencing and gazebo on the site of 249-263 Main Street. (Tabled from June 24, 2008 and July 8, 2008 meetings. Last date to act is July 22, 2008)

Thomas Coccoimo of 1897 Berlin Turnpike, Berlin appeared before the commission. Mr. Coccoimo explained to the commission that he had nothing more to add to the application.

Commissioner Maycock asked Mr. Coccoimo to state specific reason as to why the barns could not be salvaged.

Mr. Coccoimo stated to the commission that the main structure of the three barns is over the property lines and would not conform to Planning and Zoning regulations. Also, Mr. Coccoimo explained that they cannot compromise individual lives for the sake of the barns as they are not structurally solid.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application.

Deborah Cohen of 73 Church Street spoke in opposition of the project.

Brian Freeman of 59 Church Street spoke in opposition of the project.

Lee Standish of 278 Hartford Avenue spoke in opposition of the project.

Allison Hendell of 168 Hartford Avenue and Judy Jones of 170-172 Hartford Avenue sent in a written correspondence for Mr. Standish to read to the commission speaking in opposition of the project.

Martha Smart of 62 Church Street spoke in opposition of the project.

Maureen Hayes of 29 Hartford Avenue spoke in opposition of the project.
Janet Leombruni of 200 Broad Street spoke in opposition of the project.

Howard Willard of 141 Main Street spoke in opposition of the project.

Robert Smart of 62 Church Street spoke in opposition of the project.

Dr. Sue Tennorio of 28 Lincoln Road spoke in opposition of the project.

Billye Logan of 318 Hartford Avenue spoke in opposition of the project.

Robert Young of 20 Coppermill Road spoke in opposition of the project.

Keith Ainsworth of 261 Bradley Street, New Haven spoke in opposition of the project. Mr. Ainsworth explained to the commission that he is the attorney representing the Old Wethersfield Historical Trust, which is a group of voluntary citizens who have banded together to protect Historic Old Wethersfield and have filed a petition to intervene on this application.

Mr. Ainsworth was asked to provide the Commission with documentation stating that the barns have been determined by the State Historic Preservation Board to contribute to the historic significance of the district. Mr. Ainsworth was unable to provide the documentation.

Upon motion by Commissioner O'Brien and seconded by Commissioner Maycock and a poll of the Commission it was unanimously voted to dismiss the intervention petition.

Gwen Haley of 138 Church Street spoke in opposition of the project.

Joseph Hickey of 28 Meadow View Drive spoke neither in favor nor in opposition of the project.

Kenneth Sokolowski of 79 Main Street spoke in opposition of the project.

George Rue of 956 Cloverdale Circle spoke in opposition of the project.

Commissioner Hart asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner O'Brien, and seconded by Commissioner Maycock and a poll of the Commission, it was voted to close the public hearing and open the public meeting on all the applications.

Aye: O'Brien, Maycock, Hart, McLeod, Botticello

APPLICATION NO. 3615-08. Roger's Sash and Door Co. seeking to install wood clad replacement window sash kits at 6 Fernwood Street.

Upon motion by Commissioner Maycock, seconded by Commissioner O'Brien and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- 1) The light pattern shall be 6/1 on all windows.
- 2) Any damage done to the original casement shall be replaced in kind.

Discussion

Commissioner O'Brien was pleased that the windows would be keeping with style of the home and that the center bay window shall remain as it is.

Aye: Maycock, McLeod, O'Brien, Botticello Recusal: Hart

APPLICATION NO. 3616-08. Roseann Gorski seeking to remove two (2) story enclosed porch at rear of property and replace with two (2) story deck and replace gutters at 43-45 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to TABLE the application.

Discussion

Aye: Hart, Maycock, McLeod, O'Brien, Botticello

APPLICATION NO. 3617-08. THD At Home Services seeking to replace patio door at 4 Spring Street.

Upon motion by Commissioner Maycock, seconded by Commissioner O'Brien and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

- 1) The patio door shall be an Andersen 400 Series with no divisions and solid glass.

Discussion

Commissioner Maycock believed that this would be a good project as this sliding door would be similar to all the sliding doors in the area and will make them all similar in nature.

Aye: Hart, Maycock, McLeod, O'Brien, Botticello

APPLICATION NO. 3618-08. THD At Home Services seeking to install replacement windows at 58 Church Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to TABLE the application.

Discussion

The commission felt that they needed more time to look over the application as well as to look at the property and house in question.

Aye: Maycock, McLeod, O'Brien, Botticello

Nay: Hart

APPLICATION NO. 3619-08. Amendment to Application #3593-08. Sebastian Bazzano seeking to re-open existing front porch and install vinyl cedar shakes (color Cameo) in the peak and front porch at 11 Fernwood Street.

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

- 1) The product will be Mastic with vinyl shakes and cameo in color.

Discussion

Commissioner Maycock stated that the applicant is doing the best he can to replicate the original porch with the vinyl siding and bring back the original character of the house.

Aye: Maycock, McLeod, O'Brien, Botticello

Recusal: Hart

APPLICATION NO. 3620-08. Amendment to Application #3611-08. Christine Zigmund seeking to change the stipulation that the vinyl siding shall have an 8" reveal to a double 4" reveal at 188 Middletown Avenue.

Upon motion by Commissioner O'Brien, seconded by Commissioner McLeod and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner O'Brien felt that the reasons for the amendment given by the applicant were insightful and accurate. She was pleased that the applicant was keeping with the community as well as with the Historic District.

Aye: Garrey, Maycock, McLeod, O'Brien

Abstention: Botticello

APPLICATION NO. 3602-08. Cocomo Brothers Associates, LLC and/or CP Equity Holding LLC seeking to 1) perform alterations to each of the existing buildings or structures located at 249-263 Main Street; 2) to renovate, preserve, and/or restore the two "Comstock Ferre" buildings and/or structures that are located in the vicinity of the site's eastern boundary with Main Street and denoted on the proposed site plan as buildings number 1 and 2; 3) demolish, remove, and/or raze the existing building, structure, and/or barn located in the vicinity of the northwest corner of the site and denoted on the proposed site plan as building number 3; 4) construct a building or structure in place of the demolished, removed, and/or razed building, structure, and/or barn as denoted on the proposed site plan as building number 3; 5) construct a new building and/or structure in the vicinity of the southwest corner of the site in the area of its boundary with Church Street and denoted on the proposed site plan as building number 4; 6) convert the property to a mixed use retail, office, and residential complex; 7)

WETHERSFIELD HISTORIC DISTRICT COMMISSION
PUBLIC MEETING

July 22, 2008

install signage, lighting, landscaping, parking, fencing and gazebo on the site of 249-263 Main Street.
(Tabled from June 24, 2008 and July 8, 2008 meetings. Last date to act is July 22, 2008)

Upon motion by Commissioner Hart, seconded by Commissioner O'Brien and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

- 1) Adaptive reuse of both barns, known as the hay and the onion barns, pursuant to oversight by the Connecticut Trust for Historic Preservation.

Discussion

Aye: Hart, Maycock, O'Brien

Nay: McLeod

Abstention: Botticello

APPROVAL OF MINUTES OF: July 8, 2008

Upon motion by Commissioner O'Brien, seconded by Commissioner Botticello and a poll of the Commission the minutes of the July 8, 2008 meeting were approved without objection.

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin Stearley reported that the commission is currently in a state of flux with no permanent meeting space designated at the Town Hall as of yet. The commission meetings scheduled for August 2008 will be held at the Police Department.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner O'Brien and seconded by Commissioner McLeod and a poll of the Commission, it was unanimously voted to ADJOURN the meeting at 9:54 PM.

Aye: Hart, Maycock, McLeod, O'Brien, Botticello

Respectfully Submitted
TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk